

MUTUAL

STREET

(REGISTERED PLAN 300)

P. I. N. 0 4 2 4 4 -- 0 1 7 7

Committee of Adjustment
Received | Reçu le
2023-06-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
JAMIE LESLIE
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 131	300	ALL OF 04244 - 0146	213.0
2				182.7
3	PART OF 130 & 131			167.7
4				46.5

PLAN OF SURVEY OF
LOT 131 and PART OF LOT 130
REGISTERED PLAN 300
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 1°00'30" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 1°03'30" counter-clockwise was applied to bearings on P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5032902.82	371465.86
(B)	5032923.03	371635.82
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (Wt) Witness
 - Meas Measured
 - (P1) Registered Plan 300
 - (P2) Plan 4R-30187
 - (P3) Plan by (AOG) dated December 9, 1988 (Job No. 0-775-88)
 - (P4) Plan by (990) dated July 25, 2000 (Ref. No. 616-00)
 - (P5) Plan by (990) dated November 17, 1993
 - (P6) Plan by (1692) dated January 10, 2023 (File No. 655-22)
 - (D1) Inst. No. 07759
 - ohw— Overhead Wires
 - Utility Pole
 - Diameter
 - CLF Chain Link Fence
 - P&W Post and Wire Fence
 - BF Board Fence
 - CRW Concrete Retaining Wall
 - C/L Centreline
 - Property Line
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
 - Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

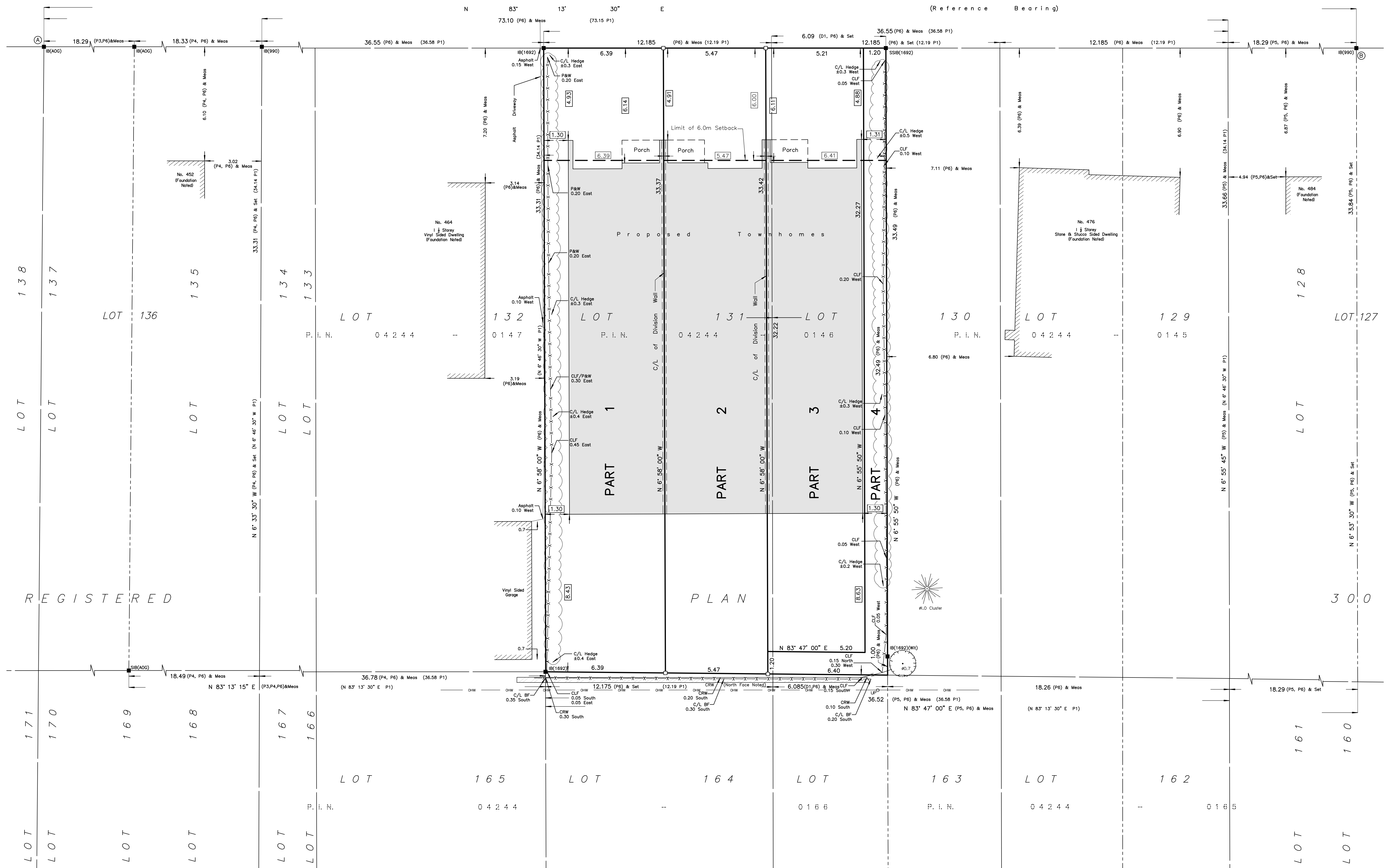
Surveyor's Certificate

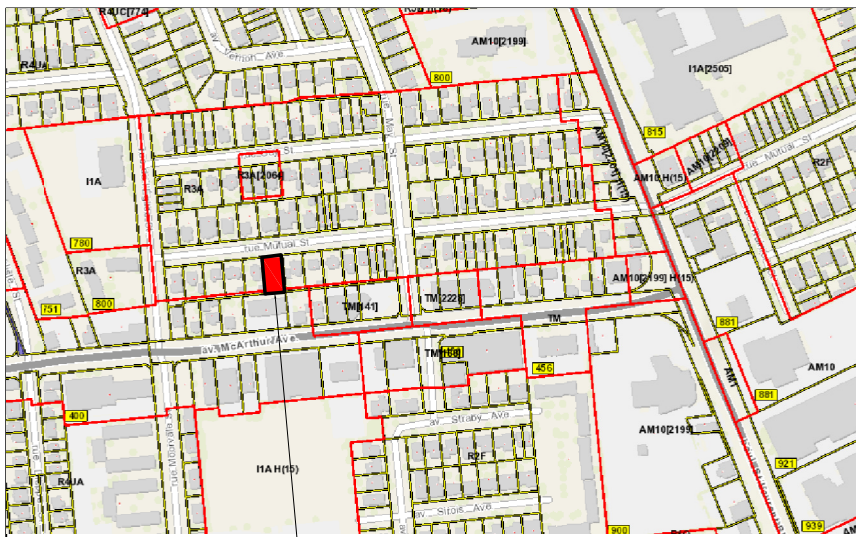
I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the _____ day of _____, 2023.

Date _____
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca





PROJECT INFORMATION	
ADDRESS	470 MUTUAL ST. OTTAWA, ON. K1K 1C5
LEGAL DESCRIPTION	LOT 130 AND LOT 131 REGISTERED PLAN 300 PIN: 04244-0146 WARD 13, RIDEAU-ROCKCLIFFE
ZONING	ZONING BYLAW 2008-250 R3A SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS				
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED UNIT 1	PROVIDED UNIT 2	PROVIDED UNIT 3
MIN. LOT WIDTH	6m	6.39m	5.47m	6.41m
LOT DEPTH	-	-	-	-
MIN. LOT AREA	180m ²	213.0m ²	182.7m ²	214.2m ²
MAX. BUILDING HEIGHT	11m	9.1m	9.1m	9.1m
MIN. FRONT YARD SETBACK	6m	6.15m	6.13m	6.10
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A	N/A
MIN. REAR YARD SETBACK	25%(8.37)	25.28% (8.43m)	25.41% (8.49)	25.79% (8.63)
MIN. REAR YARD AREA	25%	25.3%(54.04m ²)	25.5%(46.67m ²)	25.7% (55.06m ²)
MIN. INTERIOR YARD SETBACK	1.2m	1.2m	1.2m	1.2m
MAX. LOT COVERAGE	N/A	N/A	N/A	N/A
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	30%	27.91%	39.2%	27.79%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	N/A	N/A	N/A	N/A
MAXIMUM DRIVEWAY WIDTH	3m SINGLE	2.6m	2.6m	2.6m
FRONT FACING GARAGE SETBACK FROM PRINCIPAL ENTRANCE	0.6m	0.3m	0.3m	0.3m

LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
SOD		EXISTING TO BE DEMOLISHED	
OTHER INTERLOCKING		EXCAVATION OFFSET	
PERMEABLE PAVERS		NEW FENCE	

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DRIVEWAY AREA =
15.9m² (47.7%)

FRONT YARD AREA =
38.9m²
TOTAL AGGREGATED
SOFT LANDSCAPING
AREA = 10.86m²
(27.91%)

FRONT YARD AREA =
33.31m²
TOTAL AGGREGATED
SOFT LANDSCAPING
AREA = 13.07m²
(39.2%)

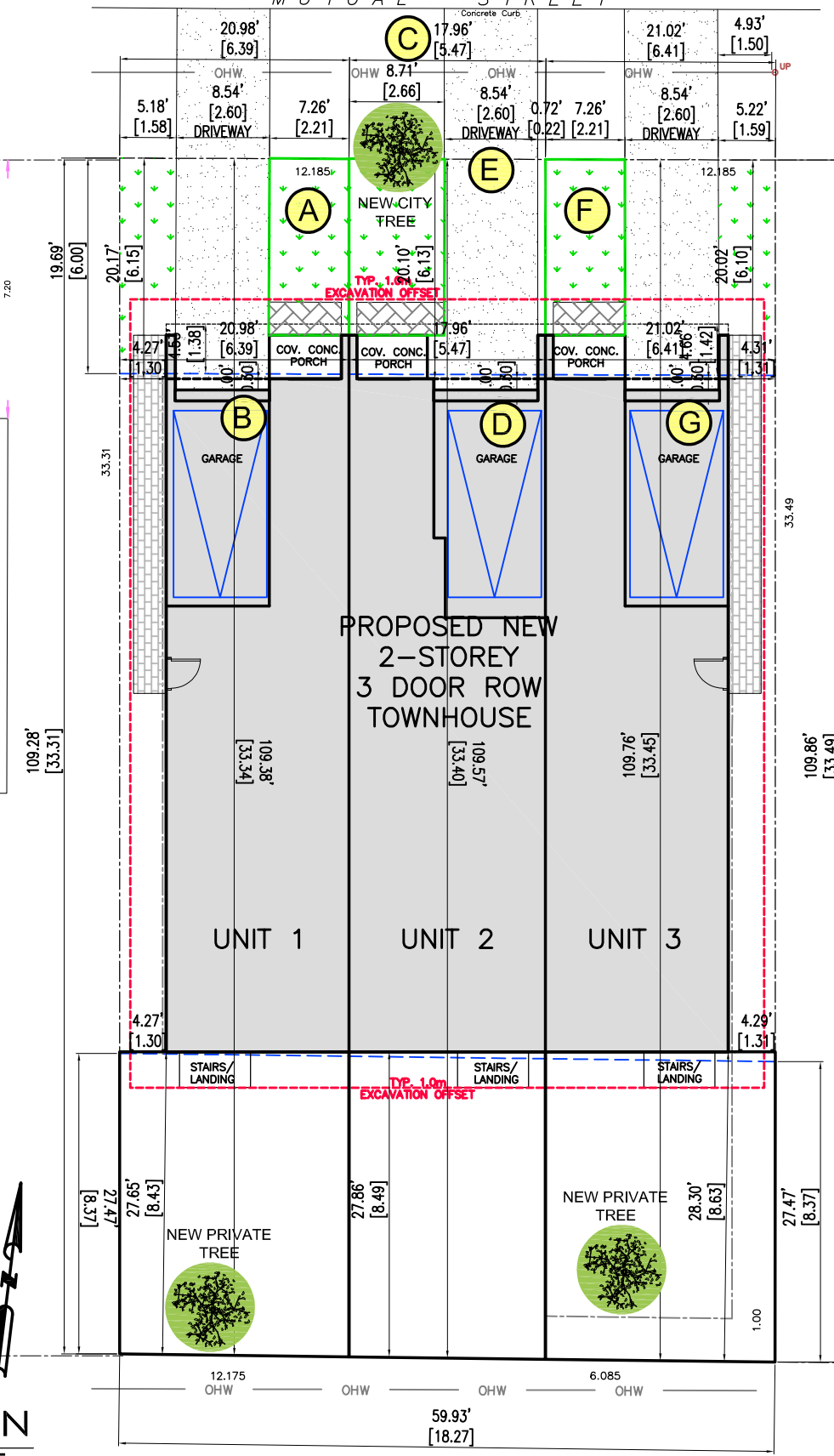
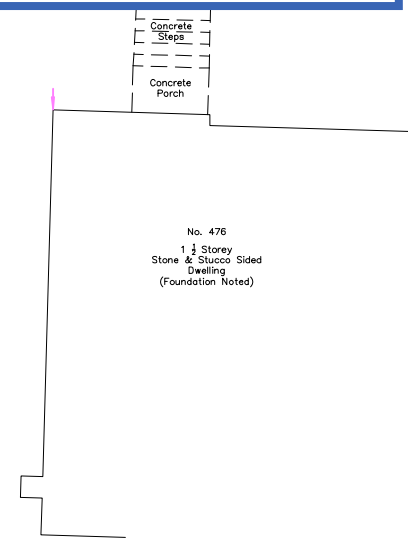
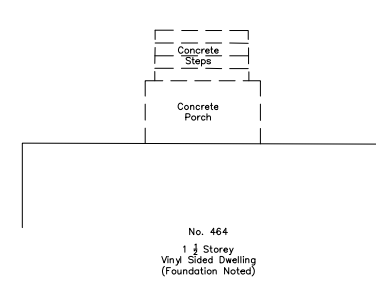
FRONT YARD AREA =
39.04m²
TOTAL AGGREGATED
SOFT LANDSCAPING
AREA = 10.85m²
(27.79%)

3 UNITS TOTALED
TOGETHER
FRONT YARD AREA =
111.25m²
TOTAL AGGREGATED
SOFT LANDSCAPING
AREA = 34.78m²
(31.26%)

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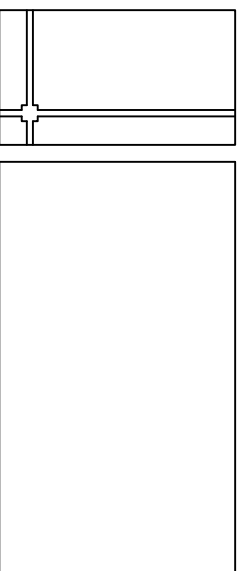
SITE PLAN
SCALE: 1:175

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCORSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM



- GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 3000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED 4 DOOR
TOWNHOUSE
553 MUTUAL
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: MAY 2022	
PRINT DATE:	

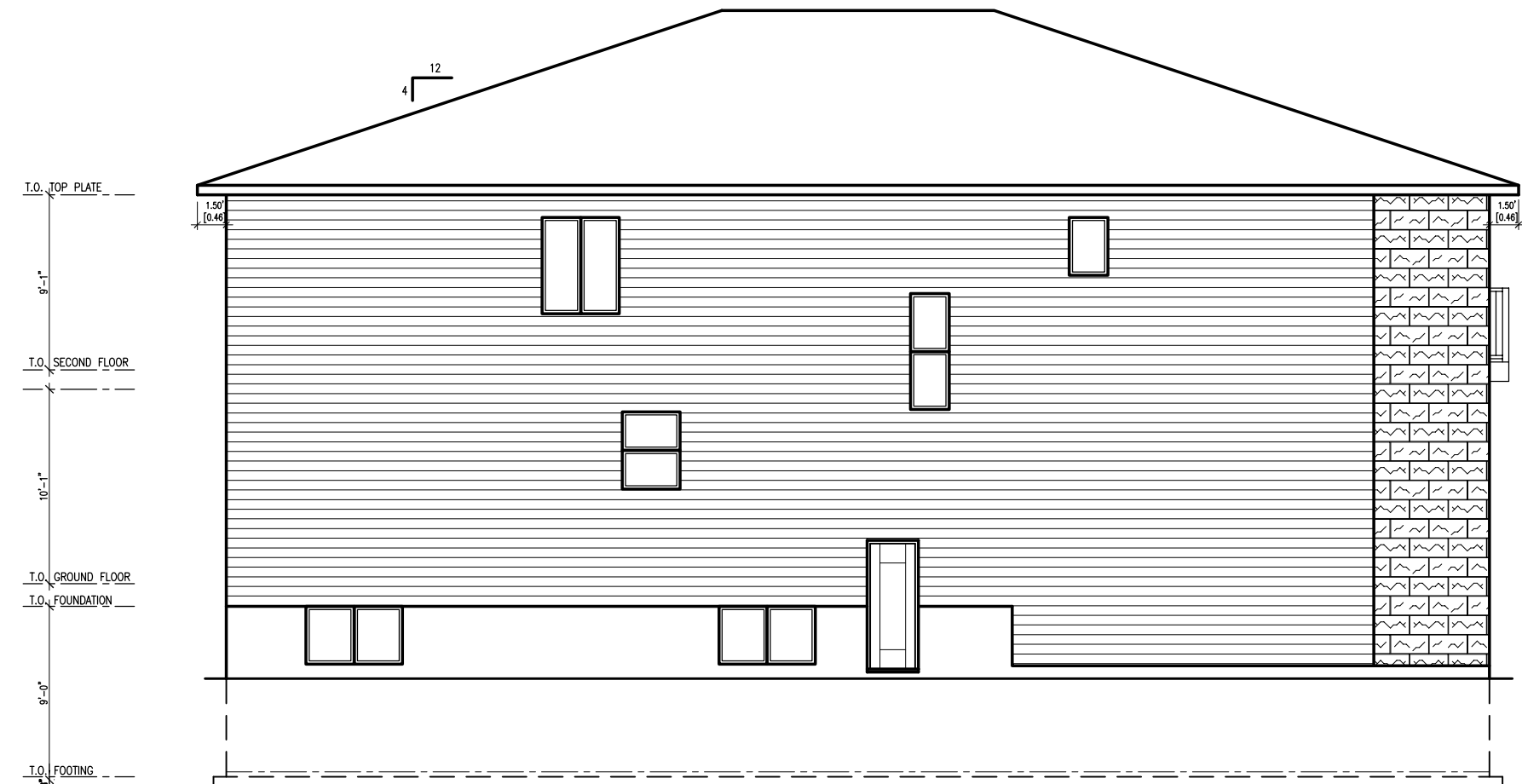
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RIGHT SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

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 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED TWO STOREY THREE UNIT TOWNHOUSE
470 MUTUAL
CITY OF OTTAWA

SHEET TITLE:
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A2.2
CHECKED:	
DATE:	

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FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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4. DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE
1	

JOB TITLE:
PROPOSED TWO STOREY THREE UNIT TOWNHOUSE
470 MUTUAL
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A1.2
CHECKED:	
DATE:	

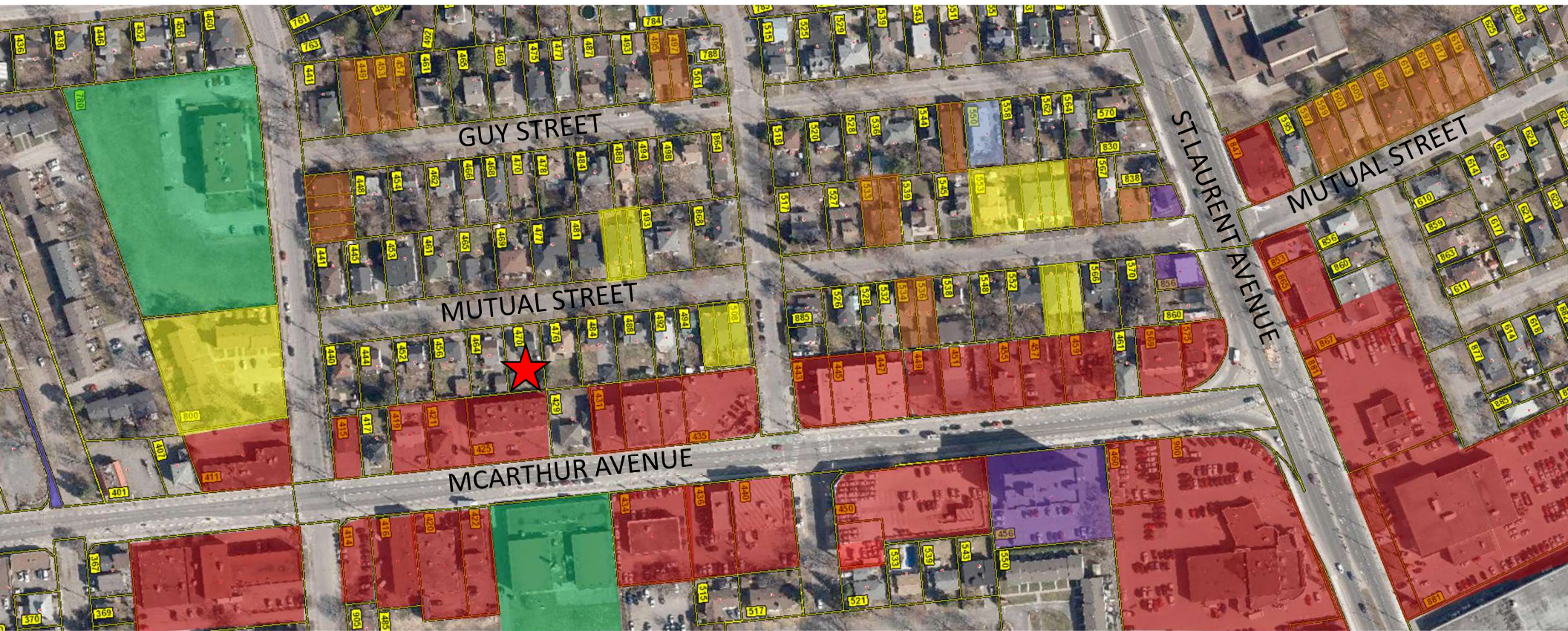
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LAND USE MAP



COMMERCIAL BUILDINGS	TOWNHOMES	TRIPLEX	SEMI-DETACHED	APARTMENTS	SCHOOLS	SUBJECT PROPERTY
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470 MUTUAL STREET

MIROCA DESIGN
INCORPORATED SINCE 1989

APPLICATION FOR CONSENT AND MINOR VARIANCE | JUNE 2023